

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 10				
% of Funds Committed	89.51 %	96.15 %	9	96.45 %	8	7	
% of Funds Disbursed	82.48 %	88.15 %	8	87.93 %	21	20	
Leveraging Ratio for Rental Activities	0	3.56	10	4.73	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	86.58 %	83.90 %	8	83.38 %	24	27	
% of Completed CHDO Disbursements to All CHDO Reservations***	30.99 %	58.04 %	9	70.15 %	9	7	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	73.02 %	66.84 %	5	80.67 %	22	22	
% of 0-30% AMI Renters to All Renters***	25.40 %	31.61 %	7	45.30 %	20	17	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.24 %	91.25 %	6	95.32 %	31	30	
Overall Ranking:			In State: 10 / 10		Nationally: 12 9		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$58,594	\$13,900		\$26,635	63 Units	40.40 %	
Homebuyer Unit	\$77,683	\$16,814		\$14,938	54 Units	34.60 %	
Homeowner-Rehab Unit	\$24,046	\$28,046		\$20,675	39 Units	25.00 %	
TBRA Unit	\$0	\$1,607		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Albany GA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$56,403	\$97,799	\$24,857
State:*	\$51,562	\$66,973	\$29,075
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 1.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.79

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	0.0	0.0	2.6	0.0	Single/Non-Elderly:	41.7	29.6	35.9	0.0
Black/African American:	100.0	100.0	97.4	0.0	Elderly:	1.7	3.7	23.1	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	50.0	53.7	28.2	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	6.7	9.3	7.7	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	3.7	5.1	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	0.0	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	41.7	29.6	30.8	0.0	Section 8:	5.0	0.0 [#]		
2 Persons:	18.3	33.3	23.1	0.0	HOME TBRA:	0.0			
3 Persons:	25.0	14.8	25.6	0.0	Other:	36.7			
4 Persons:	10.0	11.1	10.3	0.0	No Assistance:	58.3			
5 Persons:	5.0	5.6	5.1	0.0					
6 Persons:	0.0	5.6	2.6	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	2.6	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				6

* The State average includes all local and the State PJs within that state

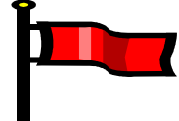
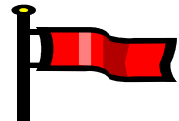
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Albany State: GA Group Rank: 12
 (Percentile)
 State Rank: 10 / 10 PJs Overall Rank: 9
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	86.58	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	30.99	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	73.02	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	95.24	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	3.32	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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